

4-9-030 CONDITIONAL USE PERMITS:**K. SPECIAL DECISION CRITERIA FOR STAND ALONE RESIDENTIAL USES IN THE NE 4TH, SUNSET, OR PUGET BUSINESS DISTRICTS:**

1. Stand alone residential use may not be located within one hundred fifty feet (150') of an adjacent or abutting arterial street. This includes Sunset Boulevard, Duvall Avenue, Anacortes Avenue, or Union Avenue in the Sunset Business District; NE 4th Street, Union Avenue, or Duvall Avenue in the NE 4th Street Business District; and Puget Drive or South Benson Road in the Puget Drive Business District, as shown on the Business District Maps in RMC [4-3-040](#). For a conditional use permit to be issued, it must be found that:

~~2-a.~~ A mix of commercial, service, and residential uses exist within a one hundred fifty foot (150') radius of the proposed residential use, ~~and-~~

~~3-b.~~ Commercial use of the property is not feasible for reasons including, but not limited to: lack of commercial frontage, lack of access, critical areas and/or critical area buffers, or property configuration, ~~and-~~

~~4-c.~~ Residential use will augment the primary purpose of the commercial arterial zone, ~~and by~~

~~d. adding a pedestrian oriented land use that provides a~~ A pedestrian oriented physical connection between ~~the~~ residential and ~~the~~ commercial uses ~~will be provided, and-~~

~~5-e.~~ The use as stand alone residential serves as ~~The use provides~~ a transition between ~~the~~ commercial ~~area~~ and ~~any~~ lower density R-10 and/or R-8 zoned areas ~~in proximity. and provides a~~ visual, pedestrian, and vehicular connection from the residential zoned areas to the Commercial Arterial zoned areas ~~is also provided, and-~~

~~6-f.~~ Development standards from RMC [4-3-040F](#) are met unless the applicant opts for a planned urban development, subject to RMC [4-9-150](#). Pedestrian connection standards from this section must be met without modification. (Ord. 5191, 12-12-2005).

2. Stand alone residential is not allowed in the Rainier Avenue Business District. A conditional use permit for stand alone residential can not be issued for this district.